046.A	0001	0034.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	587,500	/	587,500
USE VALUE:	587,500	/	587,500
ASSESSED:	587,500	/	587,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		SHERBORN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BROWN NATHAN E & ANNA M
Owner 2:	
Owner 3:	
Street 1:	34 SHERBORN ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	COPITHORNE PROPERTIES LLC -
Owner 2:	-
Street 1:	1191 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 2728 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	587,500			587,500
Total Card	0.000	587,500			587,500
Total Parcel	0.000	587,500			587,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 215.36 | /Parcel: 215.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	313396
GIS Ref	
GIS Ref	
Insp Date	07/12/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 046.A-0001-0034.2

!15894!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	578,300	0	.		578,300	578,300	Year End Roll	12/18/2019
2019	102	FV	501,900	0	.		501,900	501,900	Year End Roll	1/3/2019
2018	102	FV	442,300	0	.		442,300	442,300	Year End Roll	12/20/2017
2017	102	FV	401,900	0	.		401,900	401,900	Year End Roll	1/3/2017
2016	102	FV	397,800	0	.		397,800	397,800	Year End	1/4/2016
2015	102	FV	361,400	0	.		361,400	361,400	Year End Roll	12/11/2014
2014	102	FV	370,600	0	.		370,600	370,600	Year End Roll	12/16/2013
2013	102	FV	370,600	0	.		370,600	370,600		12/13/2012

PRINT

Date	Time
12/11/20	05:33:53

LAST REV

Date	Time
07/12/18	18:40:29
danam	

USER DEFINED

Prior Id # 1:	32333
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15894

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPITHORNE PROP	57865-408		11/15/2011		382,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
1/2/2014	Info Fm Plan	BR	B Rossignol
2/14/2012	MLS	EMK	Ellen K
2/1/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8267																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	RED
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wall	2 - Plaster	
Sec Int Wall:		%
Partition:	T - Typical	
Prim Floors:	3 - Hardwood	
Sec Floors:	4 - Carpet	50 %
Bsmnt Flr:	12 - Concrete	
Subfloor:		
Bsmnt Gar:		
Electric:	3 - Typical	
Insulation:	2 - Typical	
Int vs Ext:	S	
Heat Fuel:	2 - Gas	
Heat Type:	5 - Steam	
# Heat Sys:	1	
% Heated:	100	% AC:
Solar HW:	NO	Central Vac: NO
% Com Wall		% Sprinkled:

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	54.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.8 %

CALC SUMMARY

Basic $ / SQ:	295.00
Size Adj.:	1.03489733
Const Adj.:	0.97515047
Adj $ / SQ:	297.708
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	0.75000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658611
Depreciation:	71130
Depreciated Total:	587481

COMMENTS

GLA=2729.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	223.28
Special Features:	0	Val/Su Net:	215.36
Final Total:	587500	Val/Su SzAd	215.36

SKETCH

UnSketched SubAreas:
GLA: 2728,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,728	297.710	812,148

Net Sketched Area:	2,728			Total:	812,148
Size Ad	2728	Gross Are	2728	FinArea	2728

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 046.A-0001-0034.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: